

The Special Study Meeting of the Troy City Planning Commission was called to order by Chairman Chamberlain at 7:30 P.M. on August 27, 2002, in the Lower Level Conference Room of the Troy City Hall.

1. ROLL CALL

Present:

Waller  
Wright  
Starr  
Kramer  
Pennington  
Chamberlain  
Vleck

Absent

Littman  
Storrs

Moved by Wright

Seconded by Waller

RESOLVED, that Mr. Littman and Mr. Storrs be excused from attendance at this meeting.

Yeas

All Present (7)

Absent

Littman  
Storrs

MOTION CARRIED

Also Present:

Mark Miller, Planning Director  
Susan Lancaster, Assistant City Attorney  
Brent Savident, Principal Planner  
Jordan Keoleian, Student Representative  
Mark Stimac, Zoning and Building Director

2. MINUTES – August 6, 2002

RESOLUTION

Moved by Pennington

Seconded by Vleck

RESOLVED to approve the August 6, 2002 Planning Commission Special Study Meeting Minutes as corrected.

Yeas:

Vleck

Pennington

Starr

Chamberlain

Kramer

Waller

Abstain:

Wright

Absent:

Littman

Storrs

MOTION CARRIED

3. EDGE CITIES PRESENTATION

John Szerlag, City Manager, made a presentation on Edge Cities. This presentation was prepared for the Edge Cities Conference in Schaumburg, Illinois in 2001.

Mr. Waller asked Mr. Szerlag to explain what the definition is of an Edge City.

Mr. Szerlag stated that the requirements that make up an Edge Cities are:

1. They are part of the suburbanization of America after World War II.
2. In the 1960's, the malling of America occurred.
3. In the 1970's, the facts of life in American society is that it takes two (2) incomes to raise a family.

Mr. Szerlag stated that Oakland County is the third (3<sup>rd</sup>) wealthiest county in the United States.

4. BOARD OF ZONING APPEALS REPORT

Ms. Pennington stated that the issue of ham radio antennas, which was previously denied, was reopened. No action was taken at this time.

Ms. Pennington further stated that one of the petitioners was granted a variance for three (3) non conforming lots that were 80 feet wide rather than 85 feet wide. This variance was granted as a result of the City Assessor's office making a mistake and approving the lot split without the petitioner being notified.

Ms. Pennington concluded stating that the parking lot at Maplewood Court where there should have been 50 feet of landscaping was granted a 35 foot variance.

5. DOWNTOWN DEVELOPMENT AUTHORITY REPORT

Mr. Miller presented a summary of August's Downtown Development Authority meeting.

Mr. Waller stated that a history of the DDA boundaries and project areas would be valuable.

6. CURRENT DEVELOPMENT REPORT

Mr. Miller stated that at the last City Council meeting, Crestwood Site Condominiums at Wattles and Livernois was approved and all access will be off of Wattles Road. At that time, City Council also reduced the size requirements for PUDs. At the next City Council meeting on September 9, 2002, the public hearing for Woodside Bible Church will occur.

Mr. Miller further stated that at future meetings, City Council will be discussing interconnection of neighborhoods.

7. OPEN SPACE PRESERVATION AMENDMENT

Discussions were held by the Commission on the proposed Zoning Ordinance Text Amendment Open Space Preservation Amendment. It was agreed that the Commission is ready to move forward.

Mr. Waller commented that Open Space should be put on GIS.

8. HEIGHT LIMITS FOR AMATEUR RADIO – ANTENNA (ZOTA #180)

Mr. Miller presented a summary and overview on the situation where a resident was denied a BZA height variance for an antenna. Ham radio operators and the residents asked City Council to relax the height restrictions. City Council then directed the Planning Commission to address the ham radio antenna restrictions.

Susan Lancaster, Assistant City Attorney commented on her legal opinion regarding the legality of the current zoning ordinance in relation to height limits for amateur radio antennas. It was noted that the zoning ordinance is legal.

Mr. Miller stated that there has been numerous documentation submitted to City Council, from Phil Ode, in support of increased heights of amateur radio antennas. City Council requested City Staff to produce a report and that the Planning Commission consider revisions to the zoning ordinance.

Mr. Chamberlain stated he would like Mr. Wright and Mr. Kramer to volunteer in looking further into this issue along with Ms. Lancaster. Mr. Vleck also volunteered to sit on the subcommittee. He also asked Mr. Miller to find a radio engineer to help in analyzing this situation

Philip Ode, 4503 Whisper Way, presented a summary on behalf of radio operators, like himself, regarding radios and the need for an increase in heights in antennas.

#### 9. LAND USE & ZONING STUDY - Big Beaver & Crooks

Mr. Savidant presented a summary of the preliminary draft report. The Commission's comments and input should address the final content and recommendations of the report.

Mr. Chamberlain commented on creating a Local Area Plan and creating a single zoning district for this study area.

Mr. Starr asked if we could create a median on Crooks.

Mr. Kramer commented on consolidating and reducing the number of entrances at Big Beaver & Crooks. Also, get rid of the ugly, overhead wires on the boulevard. He also stated his concern about noise from the air handles from the Kelly Services building.

Mr. Waller asked Mr. Stimac, Director of Building and Zoning, if he has had any complaints regarding the noise.

Mr. Stimac acknowledged receiving a few complaints.

Mr. Keoleian commented on removing curb cuts.

Mr. Savidant stated that he just walked Crooks north and it was like taking your life into your own hands and commented that Big Beaver does have a sense of place.

Ms. Lancaster stated John R. and Dequindre could be a Local Study Area.

Mr. Waller commented that maybe we need a new zoning district for the four (4) corners. Start with a clean sheet.

Mr. Chamberlain stated to Mr. Miller to get this on the Downtown Development Authority agenda and to start putting together a Local Area Plan.

10. LAND USE & ZONING STUDY - Long Lake & Dequindre

Mr. Savidant presented a summary of the preliminary draft report. The Commission's comments and input should address the final content and recommendations of the report.

Mr. Kramer commented on Long Lake & Dequindre being a gateway and that we should try to make this one of the best gateways to the City. This intersection would be #3 on the list. Is there anything we can do to make this happen. Maybe we could even increase the density if we could get a few more square feet in there. Look for some cooperation.

Mr. Starr stated that zoning is not the problem, enforcement is. Maybe the City could help with some beautification. He doesn't see how we could force the property owners.

Mr. Chamberlain stated that we could suggest and at the same time letting them know that maybe we could help them.

Mr. Waller requested that Ms. Lancaster explore the possibility of the City of Troy licensing dumpsters with no grandfather clauses. He also commented on instituting a major plan for beautification of our major entrance into the City.

Mr. Wright agrees with the dumpster situation.

Ms. Pennington commented on the gas station on the southwest corner and stated that it would be a great opportunity to get rid of one of the curb cuts.

Mr. Starr commented that beautification of the entrance ways into the City would be a great idea and he felt more so for Long Lake and Dequindre rather than Big Beaver and Crooks.

## 11. PUBLIC COMMENT

Mr. Schultz, 883 Kirts, commented on an interesting article in the USA Today regarding how the area surrounding Dulles International Airport was farmland until approximately fifteen (15) years ago. It is considered high density residential. The cost of a townhouse is in the range of \$350,000 and they are being sued because they had changed their density and in so doing prevented affordable housing.

## ADJOURN

The Special Study Meeting of the Planning Commission was adjourned at 10:30 p.m.

Respectfully submitted,

Mark F. Miller AICP/PCP  
Planning Director